

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
ST. BOTOLPH STREET ELDERLY HOUSING AND URBAN
RENEWAL PROJECT
MASS. R-148,

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the St. Botolph Street Elderly Housing Urban Renewal Area, Project No. Mass. R-148, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, LiDaPell Associates, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of the single disposition parcel in the St. Botolph Street Elderly Housing Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That LiDaPell Associates, Inc. be and hereby is tentatively designated as redeveloper of the single disposition parcel in the St. Botolph Street Elderly Housing Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed construction schedule.

2. That disposal of the single disposition parcel within the Project Area by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that LiDaPell Associates, Inc. possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I

HUD-6004
(4-68)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: LiDaPell Associates, Inc.
- b. Address of Redeveloper: 50 Rantoul Street, Beverly, Massachusetts 01915
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in St. Botolph Street Elderly Housing Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Approximately 19,000 sq. ft. situated on the south side of St. Botolph Street bounded by Follen and Garrison Streets. The plot is rectangular running 225 feet along St. Botolph Street and 90' on Follen and Garrison.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
8 September, 1969
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Thomas J. Little Grapevine Rd., Gloucester Mass. 01930	President
Ernest J. Zampell Thissell St., Prides Crossing, Mass. 01915	Vice President
Chandler N. Davis Adams Hill Rd., Gloucester, Mass. 01930	Treasurer
Louis J. Zampell 7 Park St., Hamilton, Mass. 01982	Director
Paul F. Zampell Grapevine Rd., Wenham, Mass. 01984	Director

All stock in the Corporation is owned by the above Officers and Directors.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 3,100,000 approx.
- b. Cost per dwelling unit of any residential redevelopment. \$ 23,200
- c. Total cost of any residential rehabilitation \$ -
- d. Cost per dwelling unit of any residential rehabilitation \$ -

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

To be operated as a Low Income
Public Housing Project managed
by the BHA - rents dependent on
tenant income.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Heat and light and 15 parking places.

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: - Corridor carpeting - Stand pipes - Air conditioning in Community Space - Master TV Antenna - Intercom - Emergency Alarms - Community Laundry Connections
- CERTIFICATION

I (We)¹ Thomas J. Little

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 15 December, 1971

Dated: _____

Thomas J. Little
Signature

Signature

President
Title

Title

50 Rantoul St., Beverly, Mass. 01915
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

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(4-68)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: LiDaPell Associates, Inc. .
- b. Address and ZIP Code of Redeveloper: 50 Rantoul St., Beverly, Mass. 01915
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Approximately 19,000 sq. ft. situated on the
south side of St. Botolph Street bounded by
Follen and Garrison Streets.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of 11 November, 1971, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
Performed internally

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

The New England Merchants National Bank has committed itself to supplying construction financing, see attached letter Peter Damon to T. J. Little, dtd. 11 November, 1971. The Annual Contribution Contract provides the take out financing.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:
None required - land purchase & supplied as oart of New England Merchants

a. In banks: commitment of construction financing.

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

Peter Damon, New England Merchants National Bank, Boston, Mass.

Merton Thompson, Gloucester National Bank, Gloucester, Mass.

Frank Harris, Naumkeag Trust Company, Salem, Mass.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

100 units of Elderly Turn Key Housing completed in Claremont, New Hampshire in December 1971.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Paul Zampell, President, Zampell Bros. Construction, Inc. - General Contractor of 100 Elderly Turn Key Units - Claremont, N.H. completed December, 1971.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

No

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

Not Applicable

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

Not Applicable

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

Not Applicable

AMOUNT

\$

DATE OPENED

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12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Not Applicable

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

Letter of Commitment - New England Merchants National Bank to
LiDaPell Associated 11 November, 1971.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

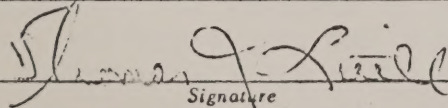
I (We)¹

Thomas J. Little

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 15 December, 1971

Dated:


Signature

Signature

President

- Title

Title

50 Rantoul St., Beverly, Mass. 01915

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



NEW ENGLAND MERCHANTS NATIONAL BANK

November 11, 1971

Mr. Thomas J. Little
LiDaPell Associates, Inc.
50 Rantoul Street
Beverly, Massachusetts 01915

Dear Pete:

We would be pleased to tentatively commit to provide the construction financing in the amount of the purchase contract of the Boston Housing Authority (in the approximate amount of \$3,200,000) to finance the purchase of land and the construction of an 8-story, 134-unit apartment building for the elderly. We understand this project will be located on land presently owned by Boston University on St. Botolph Street, Boston, Massachusetts.

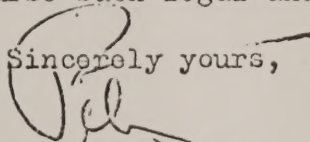
We would expect to approve plans and specifications for such a building, already approved by the Boston Housing Authority and by such other agencies of the Federal and local government as may be involved. We would expect to favorably review contracts for architectural and engineering supervision as well as favorably review the selection of the general contractor for the project.

Our loan will be secured by a first mortgage on the property and buildings to be constructed on the site and would be personally endorsed by the principals of LiDaPell Associates.

Interest will be charged at the rate of prime plus $3\frac{3}{4}\%$, payable monthly and in arrears on amounts outstanding.

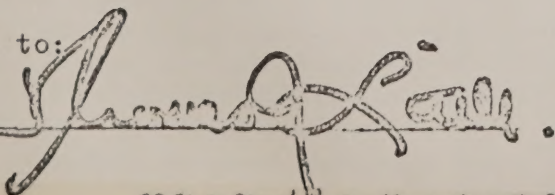
If you find this commitment satisfactory, will you please sign the enclosed copy and return it to me. As you are aware, we have a practice of requesting the borrower to assume all legal expenses of the bank's counsel, whether or not the loan closes. We would appreciate, therefore, your sending us a check in the amount of \$1000, which will be fully refunded at the time of the loan closing. If for any reason the loan does not close, we will apply the \$1000 to reimburse such legal and other expenses as may have been incurred.

Sincerely yours,


Peter S. Damon
Vice President

PSD/nsg

Agreed to:



STATEMENT

TO CONTRACT BOND DEPARTMENT

APPLICANT

LiDaPell Associates, Inc.

ADDRESS

50 Rantoul St., Beverly, Mass.

November 11

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STATEMENT OF ASSETS AND LIABILITIES AS OF

ASSETS

LIABILITIES

ASSETS			LIABILITIES AND NET WORTH		
CASH IN BANKS	SCHEDULE A	\$ 8,700 00	NOTES PAYABLE TO:	SCHEDULE L	\$ 57,800
CASH ON HAND			A. BANKS		
CERTIFIED BID CHECKS			B. BANKS (CERTIFIED CHECKS)		
ACCOUNTS RECEIVABLE APPROVED BY ARCHITECTS OR ENGINEERS			C. MATERIAL FURNISHERS		
A. COMPLETED CONTRACTS	B	154,400 00	D. OTHERS (NOT EQUIPMENT)	J	
B. UNCOMPLETED CONTRACTS			EQUIPMENT ENCUMBRANCE (1 YEAR)		
1. EARNED ESTIMATES	C		ACCOUNTS PAYABLE:		
2. RETAINAGES	C		A. SUBCONTRACTORS ESTIMATES	M	7,500
WORK DONE, NOT BILLED	C		B. SUBCONTRACTORS RETAINAGE	N	
MATERIALS FOR CONTRACTS UNDERWAY	D		C. MATERIAL FURNISHERS	N	6,600
MARKETABLE SECURITIES	E		D. OTHERS Officers	O	2,500
OTHER CURRENT RECEIVABLES	E		ACCRUED PAYROLLS		
OTHER QUICK ASSETS			TAXES PAYABLE		
TOTAL CURRENT ASSETS		\$ 163,100 00	TOTAL CURRENT LIABILITIES		74,400
OTHER ACCOUNTS RECEIVABLE	E		REAL ESTATE ENCUMBRANCE	H	
CASH VALUE LIFE INSURANCE	F		EQUIPMENT ENCUMBRANCE (LONG TERM)	J	
OTHER SECURITIES	D		ALL OTHER LIABILITIES		
NOTES RECEIVABLE	G		A.		
LAND AND BUILDINGS (FOR BUSINESS)	H		B. Federal tax reserve		25,000
OTHER REAL ESTATE	H		C.		
EQUIPMENT	J	2,200 00	D.		
FURNITURE AND FIXTURES			RESERVES		
MATERIALS IN YARD			A.		
PREPAID EXPENSE			D.		
OTHER ASSETS	K		CAPITAL STOCK	\$	
			SURPLUS	\$	
			NET WORTH	\$	65,900
TOTAL ASSETS		\$ 165,300 00	TOTAL LIABILITIES AND NET WORTH		165,300

CONTINGENT LIABILITIES

STATEMENT OF PROFIT AND LOSS
FOR FISCAL YEAR ENDED _____

AND THERE ANY JUDGMENTS, SUITS OR CLAIMS

MEMORANDUM

JANUARY 6, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
ST. BOTOLPH STREET ELDERLY HOUSING AND URBAN RENEWAL PROJECT
MASS. R-148

The Boston Redevelopment Authority approved the St. Botolph Street project for housing for the elderly in December, 1968. The Department of Housing and Urban Development approved this project May, 1971, and executed a Loan and Grant Contract with the Authority in January, 1972. The Department of Housing and Urban Development through the Housing Assistance Division allocated approximately \$3.4 million for the construction of approximately 165 units of public housing on the site.

The project is located on the south side of St. Botolph Street between Garrison and Follen Streets directly behind the new Colonnade Hotel. The project contains a single disposition parcel of approximately 19,000 square feet,

The project was advertised for prospective Turnkey developers during the summer of 1969 and again in February, 1970. Only one developer, LiDaPell Associates, Inc. submitted a proposal.

In June, 1970, the Boston Housing Authority approved the firm of LiDaPell Associates, Inc. as developer, thereby signifying their acceptance of the proposal. This action is required since the Housing Authority will be the ultimate owner of the development.

It is now appropriate that the Boston Redevelopment Authority tentatively designate LiDaPell Associates, Inc. as developer. To fulfill the requirements of a tentative designee as developer, the firm of LiDaPell Associates, Inc. has submitted a letter of intent and has indicated both its eagerness and its financial ability to undertake the development. (See attached appendix for qualifications.)

The proposal consists of the construction of 134 units of elderly housing in an eight-story building. The developer is proceeding with working drawings for the project with the firm of Ganteaume and McMullen, Inc. It is felt that the proposal from LiDaPell represents a realistic proposal.

Therefore, I recommend that the Authority tentatively designate LiDaPell Associates, Inc. as redeveloper of the single disposition parcel for the St. Botolph Street Project. An appropriate Resolution is attached.

Attachment